

CHAPTER 20.56

PRD PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT

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20.56.010 Purpose

A planned residential development is a development planned and designed as a unit to produce an environment of stable, desirable character not out of harmony with its surrounding neighborhood and which meets standards of density, open space, light and air, pedestrian and vehicular access, and traffic circulation similar to the regulations of this code for the residential districts in which such development is to be located.

20.56.020 Application

- A. Use Permit Required. Planned residential developments may be permitted in any residential district when a use permit is first secured for each such development. Such use permit shall be subject to the regulations and requirements of this chapter and notwithstanding the provisions of Chapter 20.10 shall be processed in accordance with the terms of this section.
- B. Fee. Any application for a use permit under the provisions of this chapter shall be accompanied by a fee as established by Resolution of the City Council.
- C. Processing. Such application shall be processed by the Planning Commission and transmitted to the City Council with a recommendation for its approval or disapproval and by any conditions the Planning Commission feels should be imposed. The City Council may approve, disapprove or refer the same back to the Planning Commission for further processing. Any such permit is subject to the final approval of the City Council.

- D. Application Contents. An application for a planned residential development shall be in the form of an application for use permit and shall be accompanied by the following information, maps and plans:
1. A boundary survey map of the real property. Also, a tentative subdivision map shall be required in accordance with Title 19 (*Subdivision Code*) if the applicant proposes to subdivide the property.
 2. Topography of the development area and the proposed finished grade shown in contour intervals of not to exceed 2 feet upon request of the Planning Department.
 3. The gross land area of the development, the present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements.
 4. A general development plan with at least the following details shown to scale and dimensioned:
 - a. Location of each existing and each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building and floor areas, approximate location of entrances and loading points thereof.
 - b. All streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points, and illumination facilities for the same.
 - c. All pedestrian walks, malls and open areas for the use of occupants and members of the public.
 - d. Location and height of all walls, fences and hedges, including a detailed plan for the landscaping of the development and the method by which such landscaping is to be accomplished.
 - e. Types of surfacing, such as paving, turfing or gravel to be used at the various locations.
 - f. A grading plan of the area.
 5. Plans and elevations of one or more structures to indicate architectural type and construction standards.

6. A verified petition for a change in zoning classification in accordance with Chapter 20.94, if such a change in zoning classification is required to make such development conform to the General Plan.
 7. Such other information as may be required by the City to assist in the consideration of the proposed development.
- E. Reports From Fire And Public Works Department. The application and accompanying information, maps, and plans shall be submitted to the Fire Department and Public Works Department and written recommendations in connection therewith shall be supplied by those departments before final action is taken on such development.

20.56.030 Districting Map Designator

The PRD Overlay District may be combined with any base district. Each PRD Overlay District shall be shown on the Districting Map with an "-PRD" designator.

20.56.040 Land Use Regulations

The following schedule establishes the land uses defined in Chapter 20.05 as permitted or conditionally permitted, and includes special requirements, if any, applicable to specific uses. The letter "P" designates use classifications permitted. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letters "UP" designate use classifications permitted on approval of a use permit, as provided in Chapter 20.91. The letters "PD/U" designate use classifications permitted on approval of a use permit issued by the Planning Director, as provided in Chapter 20.91. The letters "P/UP" designate use classifications which are permitted when located on the site of another permitted use, but which require a use permit when located on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

PRD Overlay District: Land Use Regulations

P = Permitted
UP = Use Permit
PD/U = Use permit issued by the Planning Director
L = Limited (see [Additional Use Regulations](#))
--- = Not Permitted

	PRD	Additional Regulations
<i>RESIDENTIAL</i>		(A), (B), (C)
SINGLE FAMILY RESIDENTIAL	L-1	

PRD Overlay District: Land Use Regulations

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	PRD	Additional Regulations
MULTI-FAMILY RESIDENTIAL	L-1	
<i>PUBLIC AND SEMI-PUBLIC</i>		(A), (B), (C)
CLUBS & LODGES	P	
PARK & RECREATION FACILITIES	P	
RELIGIOUS ASSEMBLY	P	
RESIDENTIAL CARE, GENERAL	P	
SCHOOLS (PUBLIC & PRIVATE)	P	
UTILITIES (MINOR)	P	
<i>ACCESSORY USES</i>		(A), (B), (C)
ACCESSORY STRUCTURES AND USES	P/UP	

PRD Overlay District: Additional Land Use Regulations

- L-1 Residential unit types shall be limited to those of the base district with which the PRD Overlay District is combined.
- (A) See Section 20.60.025: Relocatable Buildings.
- (B) See Section 20.60.015: Temporary Structures and Uses.
- (C) See Section 20.60.050: Outdoor Lighting.

20.56.050 Property Development Regulations

The following schedule prescribes development regulations for the PRD Overlay Districts. The columns prescribe basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this code.

PRD Overlay District: Property Development Regulations

	PRD	Additional Regulations
Minimum Site Area per		(A)

PRD Overlay District: Property Development Regulations

	PRD	Additional Regulations
Unit (sq.ft.)		
Minimum Floor Area		(B)
Minimum Yards		(C)
Distance Between Detached Buildings		(C)
Maximum Height (ft.)		(D)
Maximum Coverage	40%	(E)
Off-Street Parking and Loading		(G)

- (A) The minimum land area for each family dwelling unit, exclusive of land area being set aside for the rights-of-way of public or private streets and alleys, shall be not less than that required for the district or districts in which such development is to be located.
- (B) There shall be a minimum floor living area of 1,000 square feet for each family dwelling unit in an R-1 or R-2 District. Garage space shall not be included in measuring this requirement.
- (C) The front and rear yards and open spaces between buildings shall be designated in the use permit.
- (D) The maximum building heights shall be designated in the use permit, but shall in no event exceed the building height limits specified in Chapter 20.65.
- (E) The maximum building coverage for the development shall not exceed 40 percent of the land area being developed, exclusive of land area being set aside for the rights-of-way of public or private streets and alleys.
- (F) [Reserved]
- (G) The off-street parking requirements for each such development shall be as follows:
1. Two covered parking spaces for each family dwelling unit in the development.
 2. There shall also be required for the use of visitors and guests at least two additional parking spaces for each family dwelling unit in the development.

Such parking spaces may be uncovered and shall be so located as to be accessible to such visitors and guests. This requirement for additional parking for visitors and guests shall be waived to the extent that the Planning Commission determines that there is an equivalent number of parking spaces available to serve the project when on-street parking spaces and parking spaces in private driveways are taken into consideration.

3. The required parking spaces or any portion thereof may be grouped when it is found and determined that such grouping or parking spaces and the location thereof will be accessible and useful in connection with the proposed dwelling units in the development.

20.56.060 Relocation of Structures in Common Area

After final approval of any use permit for a planned residential development by the City Council, the Planning Director shall be authorized to approve the relocation of fences, walls, swimming pools, community buildings, utility buildings and facilities, and off-street parking areas located within an open space or recreational lot provided for the use and benefit of the family dwelling units in the development.

20.56.070 Conformance Requisite to Building Permit Issuance

The Planning Department shall insure that a planned residential development is undertaken and completed in conformance with the approved plans and the terms and conditions of the use permit for such development. No building permit shall be issued for any construction or development which does not conform to such plans, terms, and conditions.